

Adopted at Meeting of 12/5/74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL R-3 IN THE
SOUTH COVE URBAN RENEWAL AREA
PROJECT NUMBER R-92
FOR DEVELOPMENT PURPOSES

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the following company has presented a proposal for the purchase of certain property for the purpose of development;

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Chinese Evangelical Church be, and hereby is tentatively designated as redeveloper of Parcel R-3 in the South Cove Urban Renewal Area.

The above is subject to:

1. Concurrence by the Department of Housing and Urban Development in the proposed disposal transaction.

2. Submission within ninety (90) days in a form satisfactory to the Authority of:

(a) Evidence of the availability of necessary equity funds;

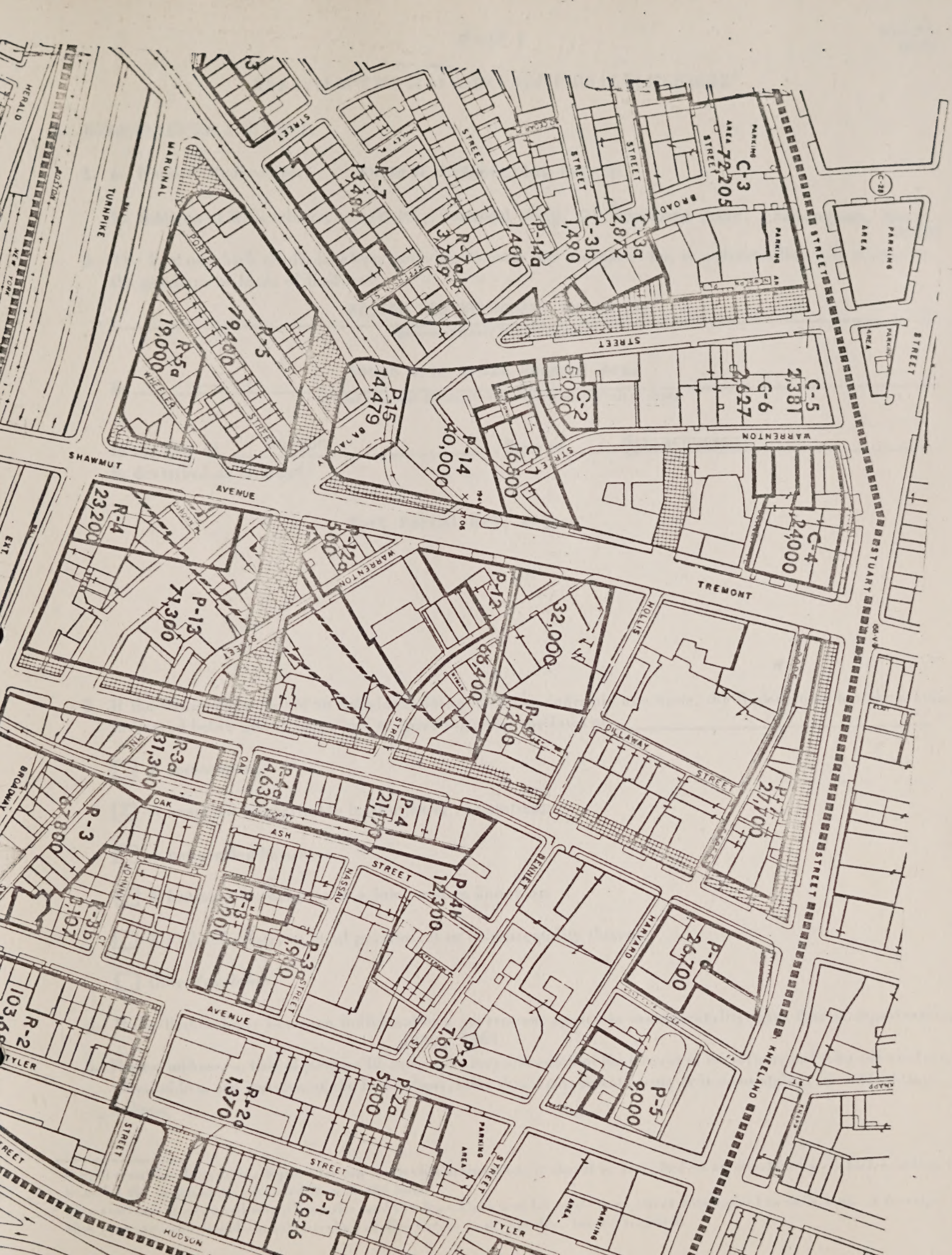
(b) Evidence of firm financing commitments from banks or other lending institutions.

3. Final Working Drawings and Specifications within one hundred eighty (180) days in a form satisfactory to the Authority.

4. That the disposal of Parcel R-3 by negotiation is the appropriate method of making land available for the development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" Federal Form H-6004.

6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: CHINESE EVANGELICAL CHURCH

b. Address of Redeveloper: c/o Mr. Raymond Wong, 21 Woodmere Road, Framingham, Mass.
01701

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

South Cove Urban Renewal Area

in (Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows²

Part Parcel R-3, R-3a

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.☒ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
June, 1961

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

(See attached list of the Church Board)

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N O N E

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

- (The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: Nov 14, 1974

Dated: _____

Raymond Gloag
Signature

Signature

Chairman of Building Committee

Title

Title

21 Woodmere Road
Framingham, Mass. 01701

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

December 5, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL R-3
SOUTH COVE URBAN RENEWAL AREA, MASS. R-92

Summary: This memorandum requests the Authority to tentatively designate the Chinese Evangelical Church as Redeveloper of a portion of Parcel R-3 in the South Cove Urban Renewal Area.

Parcel R-3 is located on Harrison Avenue, Marginal Road and Oak Street in the South Cove. Originally this parcel was to be developed jointly with the abutting Parcel R-3a. However, since the MBTA Orange Line which separates the two parcels has yet to be relocated, the joint development plans have not materialized. Consequently, the Authority, with the encouragement of the Chinese Benevolent Association, has initiated phased development of Parcel R-3 without substantially prejudicing the future development of the two parcels when the status of the Orange Line becomes more certain.

The proposed development is two stories and would be used for customary church purposes by the Chinese Evangelical Church. The Chinese Evangelical Church has been servicing the South Cove Area for the past 13 years and presently meets in the Pine Street Inn. In addition, the facility would also be used for community-related activities such as tutoring, special education, special events, conferences and family counseling.

Total cost of the project is approximately \$300,000. It is anticipated the cost will be financed privately by the Chinese Evangelical Church.

The architect for the project is Donald Tsao who is presently project manager with the construction consulting firm of McKee, Berger, Mansueto, Inc., Boston, Massachusetts.

It is felt that this project will provide a much needed church facility for the Chinatown South Cove residents.

I therefore recommend that the Authority designate the Chinese Evangelical Church as tentative redeveloper of a portion of Parcel R-3 as shown on the attached plan.

The proposed development site is a 9,000 square foot parcel located on the southeasterly corner of Parcel R-3.